

**SECTION 012300 – ALTERNATES**

**PART 1- GENERAL**

**1.1 DESCRIPTION:**

- A. An Alternate is an amount proposed by Bidders, and stated on the Bid Form, for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
- B. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.
- C. Alternate pricing shall include all materials, supervision, overhead and profit for each alternate bid item.
- D. Related Work Described Elsewhere:
  - 1. Materials and methods to be used in the Base Bid and in the Alternates have been described on the Drawings and in pertinent Sections of these Specifications.
  - 2. Method for stating the proposed Contract Sum is described in the bid form.

**1.2 SELECTION AND PURCHASE**

- A. All Alternates described in this Section are required to be reflected on the Bid Form as submitted by Bidders. Failure to submit an alternate price may cause the entire bid to be determined non-responsive and rejected. Do not submit Alternates other than as described in this Section.
- B. If the Owner elects to proceed on the basis of one or more of the Alternates, the Contractor shall make all modifications to the work required in furnishing and installing the selected Alternates to the approval of the Owner and at no additional cost to the Owner other than as proposed on the Bid Form.
- C. All Alternates must be executed with an appropriate response. A "blank space" or a "No Bid" statement is inappropriate and non-responsive. The space MUST INCLUDE a "Specific Amount, Percentage or Sum" or a "No Change in Price" or a "Zero Dollar Cost" statement. Failure by the Bidder to provide this information may be cause for rejection of the Bid at the Owner's discretion.
- D. If liquidated damages are deleted, completion time remains unchanged and time is still the essence of the contract and in lieu of liquidated damages, the Owner retains the right to pursue the collection of actual damages for delayed completion, pursuant to the provisions of the contract documents, under existing state statutes and/or common law.

**PART 2- SCHEDULE OF ALTERNATES**

**2.1 ALTERNATE NO. 1: PICKLEBALL COURTS**

The Contractor shall add to the Contract with the Owner all work necessary and required to provide three pickleball courts as indicated on the contract documents, including: associated grading, concrete pavement, asphalt pavement, court surfacing, fencing, gates, windscreen, seating, tennis court equipment, bike repair station, bike racks, bottle filler, landscaping and irrigation. associated water service and equipment, associated electrical service and equipment, sport court lighting, landscaping, irrigation, and other improvements. Base bid to include all electrical system equipment, including conduits with pull string for sports lighting system, permanent sodding of disturbed areas, water distribution systems and other improvements identified in the contract documents. The alternate also includes deductions from the base bid for sodding being removed due to implementation of this alternate, as indicated on the contract documents.

**2.2 ALTERNATE NO. 2: SKATE PARK**

The Contractor shall add to the Contract with the Owner all work necessary and required to provide and install Skate Park as indicated on the contract documents, including associated grading, concrete pavement, signage, fencing, shade canopies, site furnishings and amenities, lighting, skate park lighting, demolition of existing skate area features, water distribution systems, storm sewer infrastructure, landscape, irrigation and installation of new skate area equipment, and other improvements identified in the contract documents.. Base bid to include electrical system equipment, including conduits with pull strings for sports lighting system.

**2.3 ALTERNATE NO. 3: PLAYGROUND**

The Contractor shall add to the Contract with the Owner all work necessary and required to provide and install Playground as indicated on the contract documents, including associated grading, concrete pavement, concrete turndowns, post curb, signage, fencing, shade canopies, site furnishings and amenities, associated electrical service and equipment, water infrastructure, storm sewer infrastructure, landscape, irrigation, and other improvements identified in the contract documents. Base bid to include electrical system equipment, including conduits with pull strings to light and power locations, water distribution systems, storm sewer infrastructure and permanent sodding of disturbed areas. The alternate also includes deductions from the base bid for sodding being removed due to implementation of this alternate, as indicated on the contract documents.

**END OF SECTION**